148.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,600 / 692,600
					USE VALUE:	692,600 / 692,600
					ASSESSED:	692,600 / 692,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REPETTI BERNARD
Owner 2:	
Owner 3:	
Street 1:	5 PINE CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REPETTI ELVIRA L/L ESTATE -
Owner 2:	-
Street 1:	5 PINE CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1645 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	270,000	2,600	420,000	692,600
Total Card	0.138	270,000	2,600	420,000	692,600
Total Parcel	0.138	270,000	2,600	420,000	692,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.03 | /Parcel: 421.03

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97004

GIS Ref

GIS Ref

Insp Date 07/16/18

!11530!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,000	2600	6,000.	420,000	692,600		Year end	12/23/2021
2021	101	FV	261,600	2600	6,000.	420,000	684,200		Year End Roll	12/10/2020
2020	101	FV	261,700	2600	6,000.	420,000	684,300	684,300	Year End Roll	12/18/2019
2019	101	FV	206,800	2600	6,000.	420,000	629,400	629,400	Year End Roll	1/3/2019
2018	101	FV	216,300	2600	6,000.	282,000	500,900	500,900	Year End Roll	12/20/2017
2017	101	FV	216,300	2600	6,000.	270,000	488,900	488,900	Year End Roll	1/3/2017
2016	101	FV	216,300	2600	6,000.	246,000	464,900	464,900	Year End	1/4/2016
2015	101	FV	204,200	2600	6,000.	198,000	404,800	404,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:40:33

LAST REV

Date	Time
08/20/18	13:02:38
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11530

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REPETTI ELVIRA	38226-225		3/10/2003	Family		No	No		
	21084-308		4/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	97004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/1997	33	Manual	2,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Meas/Inspect	CC	Chris C
2/9/2009	Meas/Inspect	294	PATRIOT
1/15/2000	Inspected	197	PATRIOT
11/30/1999	Measured	263	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	11									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 420,000	Spl Credit	Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26932287
Const Adj.:	0.97608203
Adj $ / SQ:	161.065
Other Features:	64050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391302
Depreciation:	121304
Depreciated Total:	269998

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

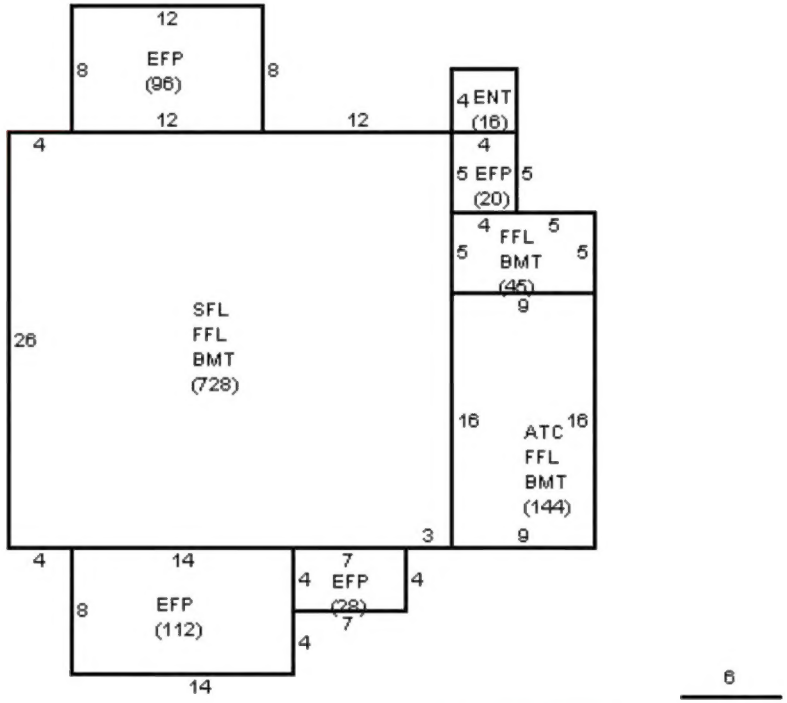
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.07
Special Features:	0	Val/Su Net:	93.62
Final Total:	270000	Val/Su SzAd	159.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	917	48.320	44,309
FFL	First Floor	917	161.070	147,697
SFL	Second Floor	728	161.070	117,255
EFP	Enclos Porch	256	36.950	9,460
ATC	Attic	50	161.070	8,118
ENT	ENTRY	16	25.770	412

Net Sketched Area:	2,884			Total:	327,251
Size Ad	1695.4	Gross Area	2978	FinArea	1645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	F	FR	1927	23.73	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600